NOTICE: As of 3/1/05, the Department of Environmental Protection has a new Simplified Review Procedure for projects involving only work in the Buffer Zone. Please review 310 CMR 10.02(2)(b)(2) for project eligibility.

Please read these instructions before completing the Notice of Intent application form (WPA Form 3). These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

Purpose of the Notice of Intent (NOI)
To protect the Commonwealth's wetland resources, the Massachusetts Wetlands Protection Act (General Law Chapter 131, Section 40) prohibits the removal, dredging, filling, or altering of wetlands without a permit. To obtain a permit (called an Order of Conditions), a project proponent must submit an application to the Conservation Commission and the Department of Environmental Protection (the Department). The Notice of Intent application provides the Conservation Commission and the Department with a complete and accurate description of the:

- **Site**: including the type and boundaries of resource areas under the Wetlands Protection Act, and
- **Proposed work**: including all measures and designs proposed to meet the performance standards described in the Wetlands Protection Act Regulations, 310 Code of Massachusetts Regulations (CMR) 10.00, for each applicable resource area.

The applicant is responsible for providing the information required for the review of this application to the permit issuing authority (Conservation Commission or the Department). The submittal of a complete and accurate description of the site and project will minimize requests for additional information by the issuing authority that may result in an unnecessary delay in the issuance of an Order of Conditions.

To complete this form, the applicant should refer to the wetlands regulations (310 CMR 10.00), which can be obtained from the Department’s web site: [http://www.mass.gov/dep/water/laws/regulati.htm](http://www.mass.gov/dep/water/laws/regulati.htm). Regulations are available for viewing at public libraries and county law libraries across the state, as well as at the Department’s Regional Service Centers (see [http://www.mass.gov/dep/about/region/findyour.htm](http://www.mass.gov/dep/about/region/findyour.htm) for locations of regional offices and the communities they serve). Regulations also are available for sale from the State House Bookstore in Boston (617-727-2834) and State House Bookstore West in Springfield (413-784-1378).

Requirements for Professional Services
The issuing authority may require that supporting plans and calculations be prepared and stamped by a registered professional engineer (PE) when, in its judgment, the complexity of the proposed work warrants this certification. Examples of information likely to require certification by a PE include: hydraulic and hydrologic calculations; critical elevations and inverts; and drawings for water control structures such as head walls, dams, and retention areas.

The issuing authority also may require that supporting materials be prepared by other professionals including, but not limited to, a registered architect, registered landscape architect, registered land surveyor, registered sanitarian, biologist, environmental scientist, geologist, or hydrologist when the complexity of the proposed work warrants specialized expertise.
Completing WPA Form 3

Leave the box located at the upper right hand corner of page 1 of NOI blank. This box contains the words: “DEP File Number” and “Document Transaction Number”. The DEP File Number for this project will be issued to the Conservation Commission by the Department’s regional office. Once issued, all subsequent correspondence on the project should reference the DEP file number.

Electronic filers (now limited to businesses registered with the Department) will automatically be issued a Document Transaction Number upon completing an electronic NOI form. This number must placed on plans and all other NOI attachments that are not part of the electronic NOI form; these attachments must be delivered in hard copy to the Department since only the NOI form itself will be sent to the Department electronically. See also instructions to NOI Section E and G, below.

Electronic filers should also note that they will only be given access to certain portions of the electronic NOI as they fill it out. For example, they must complete the “Section A General Information” portion of the NOI and then close and “validate” that section before the next part of the NOI form will appear on the screen. This procedure reduces downloading time for the NOI form, which would otherwise be extensive.

Instructions to Section A: General Information

Item 1. Project Location. The map or plat, parcel, and lot numbers must be included if the lot subject to the NOI does not contain a residence, school, or commercial or industrial establishment, or if the lot is being subdivided.

Electronic filers must click on the button next to Item 1 and use to the GIS locator to identify the project site.

Item 3. Property Owner. If there is more than one property owner, a list of additional property owners should be attached to the Notice of Intent.

Item 5. Total Wetlands Protection Act Fee Paid. Instructions regarding calculations of fees are explained in Section F, below.

Item 6. General Project Description. The applicant should provide a brief description of the project. Describe, and show on accompanying maps and plans, both existing and proposed site conditions, including temporary construction impacts, replication areas, and/or other mitigation measures. Attach maps, plans, and other documents identifying proposed activities and their location relative to the boundaries of each wetland resource area and Buffer Zone (if applicable).

Item 8. Property Recorded at the Registry of Deeds. For Multiple Parcels, additional book and page numbers should be attached to the Notice of Intent.

Item 9. Three-year applicability. If work has been performed on the property under Simplified Review, no Notice of Intent or request for Determination of Applicability may be filed for work within the 50-foot wide area in the buffer zone along the resource area during the three-year term of an Order of Resource Area Delineation, or any extended Order, or until the applicant receives a Certificate of Compliance, whichever is later.

Item 10. Buffer Zone Only. The boundary of the buffer zone is determined by measuring 100 feet horizontally from the outer (landward) boundaries of bordering vegetated wetland, inland or coastal bank, coastal or barrier beach, rocky intertidal shore, salt marsh, and/or coastal dune. See Instructions to Section B, below, to determine the outer boundaries of these resource areas. If you check “Yes” to Section A, Item 9 (indicating that the project is entirely in the Buffer Zone), please answer Items 10 and 11 below, skip Section B of the Notice of Intent (Resource Area Effects), and go directly to Section C (Bordering Vegetated Wetland Delineation Methodology).
Instructions to Section B: Resource Area Effects

To determine the size and location of any impacts that a proposed project may have on each wetland resource area, first determine the resource area boundaries.

**Item 1.** The boundaries of inland resource areas in Items 1a through f can be determined by reference to the wetlands regulations, subsection (2), “Definitions, Critical Characteristics, and Boundaries,” for each resource area covered under 310 CMR 10.54 - 10.58. The Riverfront Area, listed in Item 1f, also can be a coastal resource area. The width of the Riverfront Area is described in 310 CMR 10.58(2)(a)3, and the methods for determining the Mean Annual High-Water Line (which is the inner boundary) are found in 310 CMR 10.58(2)(a)2 and 10.58(2)(c).

**Item 2.** The boundaries of coastal resource areas (in Items 2a-k can be determined by reference to 310 CMR 10.25 – 10.35, and to the definitions found in 310 CMR 10.04 and 10.23, and M.G.L. c. 131, § 40. Land Subject to Coastal Storm Flowage is defined in the Wetlands Protection Act (M.G.L. c. 131, § 40); there are no performance standards pertaining to this resource area.

Once you have identified the resource areas and located the components of the proposed project in each such area, you must indicate on the Notice of Intent the size of the proposed alterations (and any replacement areas) in each resource area. **Replacement area standards,** if any, are included in the performance standards for each resource area, discussed in the paragraph below. See also the Department’s “Massachusetts Inland Wetland Replication Guidelines”, March 2002 (available on DEP website at: http://www.mass.gov/dep/water/laws/policies.htm#wetlguid).

You must also attach to the Notice of Intent a narrative and any supporting documentation describing how the project will meet all **performance standards** for each of the resource areas altered, including standards requiring consideration of alternative project design or location. The wetland regulations describe the type and extent of work that may be permitted in resource areas, called performance standards. Proposed work must meet these standards.

- **Performance standards for inland resource areas**, including the Riverfront Area (which can be either inland or coastal) are described in the Wetland regulations, subsection 3: “General Performance Standards” for each resource area covered under 310 CMR 10.54 - 58. Among other performance standards, an **alternatives analysis** is now required for all projects involving bordering vegetated wetlands as well as those in the Riverfront Areas. Detailed requirements for the evaluation of alternatives to proposed work in Riverfront Areas and bordering vegetated wetlands are described at 310 CMR 10.58(4) and 310 CMR 10.55(4), respectively.

- **Performance standards for coastal resource areas** (excluding Riverfront Area) are described in various subsections within 310 CMR 10.25 – 10.35.

- **Limited Projects** are categories of activities specified in the regulations at 310 CMR 10.24(7) and 10.53(3) – (6), which can proceed at the discretion of the issuing authority without fully meeting the resource area performance standards. **Performance standards for limited projects** are described in the regulations at 310 CMR 10.24(7) and 10.53(3)-(6). An **alternatives analysis** performance standard is required for most limited projects.

Instructions to Section C: Bordering Vegetated Wetland Delineation Methodology

If the Conservation Commission or the Department has issued a Final Order of Resource Area Delineation that confirms the BVW boundary delineation, submit the Order with the Notice of Intent application. Otherwise, use
one of the methods indicated in Section C to determine the boundaries of Bordering Vegetated Wetlands (BVW). On the NOI form, check all the methods that were used to determine the boundary. These methods are discussed in the wetland regulation at 310 CMR 10.55(2)(c). When undertaking BVW delineations, whether by vegetation alone or by vegetation and other indicators of wetland hydrology, applicants are encouraged to use the Department’s BVW Handbook: *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act* (1995). This document is available at the DEP website at http://www.mass.gov/dep/water/laws/policies.htm#wetlguid or for purchase from the State House Bookstore in Boston (617-727-2834) and State House Bookstore West in Springfield (413-784-1378). The Department encourages applicants to complete the BVW Field Data Form contained in the handbook and submit it with the Notice of Intent. If detailed vegetative assessments are not required for a particular site, the reasons should be noted on the Field Data Form.

In addition to checking the appropriate boxes on the NOI form relating to BVW Boundary Delineation, projects affecting other resource areas should describe in a narrative attachment how those boundaries were delineated.

**Instructions to Section D. Other Applicable standards and requirements**

**Item 1. Rare Wetland Wildlife Habitat.** Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area subject to the Act that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: http://www.mass.gov/dfwele/dfw/nhesp/nhregmap.htm or the Massachusetts Natural Heritage Atlas.

If any portion of the proposed project is located in Estimated Habitat of Rare Wildlife as indicated on NHESP maps, the project is subject to the endangered species protection provisions of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.37, 10.58(4)(b), & 10.59). Projects located within Estimated Habitat are also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18; for exemptions see 321 CMR 10.14). If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission and the Department.

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
Route 135, North Drive  
Westborough, MA 01581  
508.792.7270

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission and the Department’s Regional Office along with the Notice of Intent.

To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete the portion of Section D in the NOI entitled: Streamlined Massachusetts Endangered Species Act/Wetlands protection Act Review. **If MESA supplemental information is not included with the NOI, the NHESP will require a separate MESA filing which may take up to 90 days to review.**

**Item 2. Coastal Projects.** The *mean high water line* in coastal areas is described in the regulatory definitions at 310 CMR 10.23. The definition of *anadromous/catadromous “fish runs”* is found at 310 CMR 10.35(2). If the
If stormwater management is required, applicants are encouraged to complete the attached Stormwater Management Form and submit it with the Notice of Intent to provide stormwater management information for Conservation Commission review consistent with the wetland regulations, 310 CMR 10.05(6)(b). The Department encourages engineers to use the form to certify that the project conforms with the Stormwater Policy and meets acceptable engineering standards. Recharge wells (e.g. dry wells, subsurface infiltrators, infiltration trenches, some infiltration basins) require an Underground Injection Control (UIC) registration from DEP. If the recharge
wells are listed in the Stormwater Management Form, the final Order of Conditions will serve as the UIC registration. If the project includes recharge wells, but they are not listed in the Stormwater Management Form, then a separate UIC registration must be obtained from DEP (see DEP Application Form WS-06 on the web at http://www.mass.gov/dep/water/approvals/dwsforms.htm#uic).

Instructions to Section E: Additional Informational Requirements

All information listed in Section E of the Notice of Intent must be provided along with the Notice of Intent when it is filed with the conservation commission and the Department. Electronic filers must mail or otherwise deliver these materials and other attachments to the appropriate DEP Regional Office immediately after electronically submitting their Notice of Intent to the Department. All additional materials must contain the “Document Transaction Number” listed at the top of their Electronic NOI.

Plans should be of adequate size, scale, and detail to completely and accurately describe the site, resource area boundaries, and proposed work. The following guidelines are provided to encourage uniformity:

Sheet Size
- Maximum 24” x 36”
- If more than one sheet is required to describe the proposed work, provide an additional sheet indexing all other sheets and showing a general composite of all work proposed within the Buffer Zone and areas subject to protection under the Act.

Scale
- Not more than 1” = 50’
- If plans are reduced, display graphical scales.

Title Block
- Included on all plans
- Located at the lower right hand corner, oriented to be read from the bottom when bound at the left margin
- Include original date plus additional space to reference the title and dates of revised plans.

Material identifying and explaining the determination of resource area boundaries. Such materials must cover each resource area altered, not just bordering vegetated wetland.

In addition to the items listed in Section E of the Notice of Intent, applicants may also be required to attach the following items:

- Unless the proposed project is located entirely within the buffer zone, applicants must submit a narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location (as required by Section B of the NOI – see Instructions to Section B, above).

- If a wetland restriction order applies to the property, applicants must submit a copy of that order with their NOI (as required by Section D, Item 4 of the NOI).

Instructions to Section F: Fees
A wetland application filing fee must accompany the Notice of Intent. The fee is based on the category of the proposed activity (described in 310 CMR 10.03(7)) and the resource area to be impacted by the activity. To calculate the filing fee, follow the instructions to the NOI Wetland Fee Transmittal Form, below.

In summary, the total filing fee for a Notice of Intent that involves more than one activity is determined by adding the fees for each proposed activity. When work is proposed in the Riverfront Area, as well as another resource area or their Buffer Zones, add 50% to the fee for each activity in the Riverfront Area. For activities exclusively within the Riverfront Area, and not within other resource areas or their Buffer Zones, the fee is determined by adding the amounts for each proposed activity. The city/town share of the fee is the first $25, plus half of the remaining total fee. The state share is half the total fee in excess of $25.

Complete pages 1 and 2 of the NOI Wetland Fee Transmittal Form and send them, along with a check for the state share of the filing fee, payable to the Commonwealth of Massachusetts, to DEP, Box 4062, Boston, MA 02211. Review of the Notice of Intent cannot begin until the fee is received.

Include check number and payor name information on the Notice of Intent to expedite fee payment confirmation.

No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

In addition, a notice of the application must be placed in a local newspaper, and published at least five days prior to the hearing, at the applicant’s expense. Contact the Conservation Commission for the municipality where the project is located regarding the procedure for public newspaper notice.

Instructions to Section G: Signatures and Submittal Requirements

Signatures and Submittal Requirements. Follow the filing instructions in Section G of the Notice of Intent. For additional filing requirements, see Section E of these instructions, above. The original Notice of Intent and a copy must be sent, by certified mail or hand delivery, to the Conservation Commission. At the same time the original Notice of Intent is submitted to the commission, one copy of the Notice of Intent must be sent to the appropriate DEP Regional Office (see DEP regional addresses on the last page of these instructions) by certified mail or hand delivery. Failure by the applicant to send the copies in a timely manner may result in dismissal of the Notice of Intent application.

Electronic filers will need to print out the completed NOI form, sign it, and submit it together with all attachments to the conservation commission. The NOI form itself is electronically submitted to the Department without a signature. NOI attachments must still be submitted to the Department in hard copy; each attachment must include the Document Transaction Number generated by the computer program in the upper right hand corner of the first page of the electronic NOI.

Instructions for NOI Wetland Fee Transmittal Form. Calculating Wetland Filing Fees

The wetland filing fee should be calculated using the following steps based on a hypothetical project involving two driveway crossings through a Riverfront Area and Bordering Vegetated Wetland and six single family houses in Riverfront Area only.

Step 1/Type of Activity: Review plans and narrative to identify each activity in wetland resource areas and their applicable Buffer Zones. Example: driveway crossing and construction of a single family house.

Step 2/Number of Activities: Determine the number of each activity associated with the project. Example: driveway crossings and 6 single family homes.
Step 3/Individual Activity Fee: List the fee amount for each category of activity (see Category Activities and Fee, below). Example: Driveway crossing is a Category 2(f.) activity and is $500 each. Construction of a single family house is a Category 2(a.) activity and is $500 each.

Step 4/Subtotal Activity Fee: Determine the subtotal fee for each type of activity by multiplying the fee for the activity (Step 3) by the number of activities (Step 2). If the activity is within the Riverfront Area as well as another resource area or its Buffer Zone, add 50% to total fee (e.g., multiply the fee by 1.5). If the activity is located in a Riverfront Area only, apply the fee amount for the category without the additional 50%. Example: 2 (driveway crossings in BVW) x $500 x 1.5 (for riverfront area) = $1,500; 6 (single family homes) x $500 = $3,000.

Step 5/Total Project Fee: Add all the subtotals identified in Step 4 to determine the total fee. Example: $1,500 + $3,000 = $4,500.

Step 6/Fee Payments: The state share of the fee is 50% of any filing fee in excess of $25 (i.e., the state share can be determined by dividing the total fee in half and subtracting $12.50); the remaining portion of the fee shall be made to the city or town (i.e., the City/Town share can be determined by dividing the total fee in half and adding $12.50). Example: City/Town share: $2,262.50; state share: $2,237.50.

Category Activities and Fees

Category 1 (Fee for each activity is $110):
   a.) work on single family lot; addition, pool, etc.;
   b.) site work without a house;
   c.) control vegetation;
   d.) resource improvement;
   e.) work on septic system separate from house;
   f.) monitoring well system minus roadway;
   g.) new agricultural or aquaculture projects.

Category 2 (Fee for each activity is $500)
   a.) construction of single family house;
   b.) parking lot;
   c.) beach nourishment;
   d.) electric generating facility activities;
   e.) inland limited projects minus road crossings and agriculture;
   f.) each crossing for driveway to single family house;
   g.) each project source (storm drain) discharge;
   h.) control vegetation in development;
   i.) water level variations;
   j.) any other activity not in Category 1, 3, 4, 5 or 6;
   k.) water supply exploration.

Category 3 (Fee for each activity is $1,050)
   a.) site preparation (for development) beyond Notice of Intent scope;
   b.) each building (for development) including site;
   c.) road construction not crossing or driveway;
   d.) hazardous cleanup;
   e.) water supply development.
Category 4 (Fee for each activity is $1,450):
  a.) each crossing for development or commercial road;
  b.) dam, sluiceway, tidegate (safety) work;
  c.) landfills operation/closures;
  d.) sand and gravel operations;
  e.) railroad line construction;
  f.) bridge;
  g.) hazardous waste alterations to resource areas;
  h.) dredging;
  i.) package treatment plant and discharge;
  j.) airport tree clearing;
  k.) oil and/or hazardous material release response actions.

Category 5 (Fee is $4 per linear foot; total fee not less than $100 or more than $2,000):
  a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

Category 6 (Fee is $2 per linear foot for each resource area): For each resource area delineation, the fee shall not exceed $200 for activities associated with a single family house or $2,000 for all other activities).
Additional examples of How to Calculate Wetland Filing Fees

**Example 1:** New single family house with associated work located within Riverfront Area (RA) only:

There is one Category 2 activity (2.a., single family home construction and associated work).

- Fee for home and associated work (RA): $500
- Total Fee: $500
- Fee due City/Town: $262.50 ($500/2 + $12.50)
- Fee due State: $237.50 ($500/2 - $12.50)

**Example 2:** Construction of 10 single family homes within a subdivision, eight of the homes are within a Riverfront Area (RA), and a portion of each of the two remaining homes are within Bordering Vegetated Wetland (BVW) and RA. There will be 4 stormwater discharges located within BVW's Buffer Zone. There also is one limited project access roadway reviewable under 310 CMR 10.53(3)(e) located in BVW and RA.

There are ten Category 2 projects (2(a.), 10 homes each involving work in a wetland resource area) and one Category 4 project 4(a.), limited project for access to residential subdivision. The fee for review of the stormwater discharges is included in Category 2(a).

- Fee for single family homes:
  - 8 in RA ($500 for each of the 8 homes) = $4,000
  - 2 in BVW: $1,000 x 1.5 (RA) = $1,500
- Fee for limited project access: $1,450 (BVW) x 1.5 (RA) = $2,175
- Total Fee: $7,675
- Fee due City/Town: $3,850 ($7,675/2 + $12.50)
- Fee due State: $3,825 ($7,675/2 - $12.50)

**Example 3:** Construction of a parking lot and three storm drain outlets within Bordering Land Subject to Flooding (BLSF), and within the Riverfront Area (RA). A septic system will be constructed within a Buffer Zone of a BVW that is also within RA.

There is one Category 1 activity (i.e. septic system in Buffer Zone) and four category 2 activities (2.b. parking lot and 2.g., three storm drain outlets):

- Fee for parking lot: $500 (BLSF) x 1.5 (RA) = $750
- Fee for storm drain: $1,500 (3 storm drains in BLSF) x 1.5 (RA) = $2,250
- Fee for septic system: $110 (Buffer Zone) x 1.5 (RA) = $165
- Total Fee: $3,165
- Fee due City/Town: $1,595 ($3,165/2 + $12.50)
- Fee due State: $1,570 ($3,165/2 - $12.50)

*Mail transmittal forms and DEP payments, payable to:*

Commonwealth of Massachusetts  
Department of Environmental Protection  
Box 4062  
Boston, MA 02211
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<td>Weir River, Weymouth Back River</td>
<td>Tyngsborough</td>
<td>Petapawag</td>
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<tr>
<td>Hinsdale</td>
<td>Hiness Flat Watershed</td>
<td>Upton</td>
<td>Miscoe-Warren-Whitehall Watersheds</td>
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<tr>
<td>Holbrook</td>
<td>Cranberry Brook Watershed</td>
<td>Wakefield</td>
<td>Golden Hills</td>
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<td>Hopkinton</td>
<td>Westborough Cedar Swamp</td>
<td>Washington</td>
<td>Hiness Flat Watershed</td>
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<tr>
<td></td>
<td>Miscoe-Warren-Whitehall Watersheds</td>
<td></td>
<td>Wellfleet, Harbor</td>
</tr>
<tr>
<td>Hull</td>
<td>Weir River</td>
<td></td>
<td>W Bridgewater</td>
</tr>
<tr>
<td>Ipswich</td>
<td>Parker River/Essex Bay</td>
<td></td>
<td>Hocking Swam</td>
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<tr>
<td>Lancaster</td>
<td>Central Nashua River Valley</td>
<td></td>
<td>Westborough, Waterboro Cedar Swamp</td>
</tr>
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<td></td>
<td>Squannassit</td>
<td></td>
<td>Westwood</td>
</tr>
<tr>
<td>Lee</td>
<td>Kampoosa Bog Drainage Basin</td>
<td></td>
<td>Weymouth</td>
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<tr>
<td>Leominster</td>
<td>Central Nashua River Valley</td>
<td></td>
<td>Weymouth Back River</td>
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</table>

**Town with ACECs within their boundaries**

- Town
- ACEC NAME

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**Notes:**
- Instructions & Supporting Materials
- Wpa3inst.doc • rev. 4/12/06